

6. SPECIAL DISTRICT APPEARANCE STANDARDS

The appearance criteria will be expanded to include additional criteria for special districts as they are added to the City of Concord Zoning Ordinance. These standards will be in addition to the general appearance criteria which also apply to these new districts.

6.1 GATEWAY COMMERCIAL (BF) DISTRICT

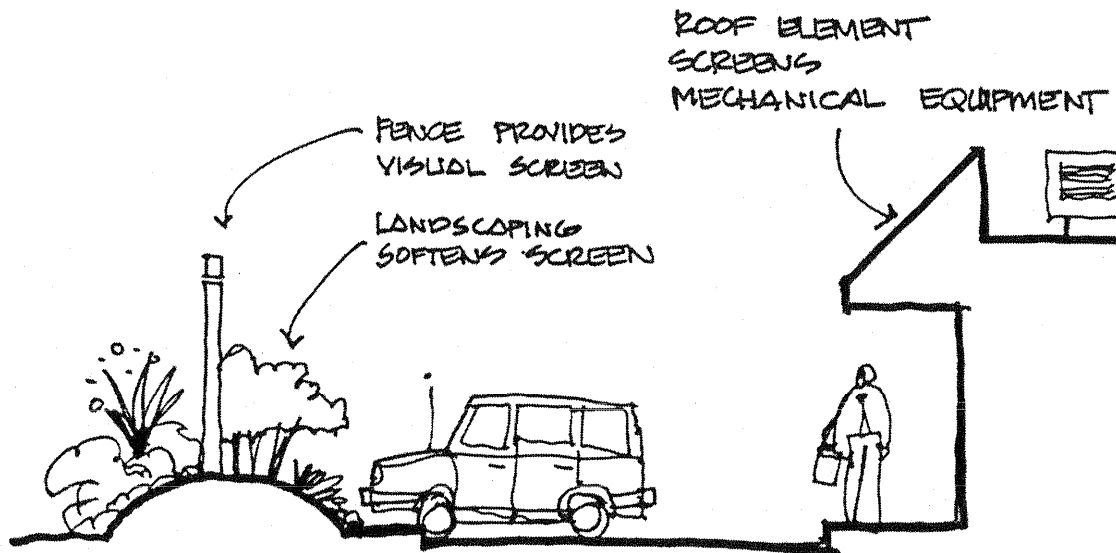
The BF District will allow for high quality commercial development along major highway corridors within the City. This development should be compatible with the natural environment, provide buffers for surrounding residential areas, coordinate vehicular and pedestrian access for safe and efficient travelways, increase roadside landscape areas, coordinate signage and reflect Concord's architectural heritage.

A. Natural Environment

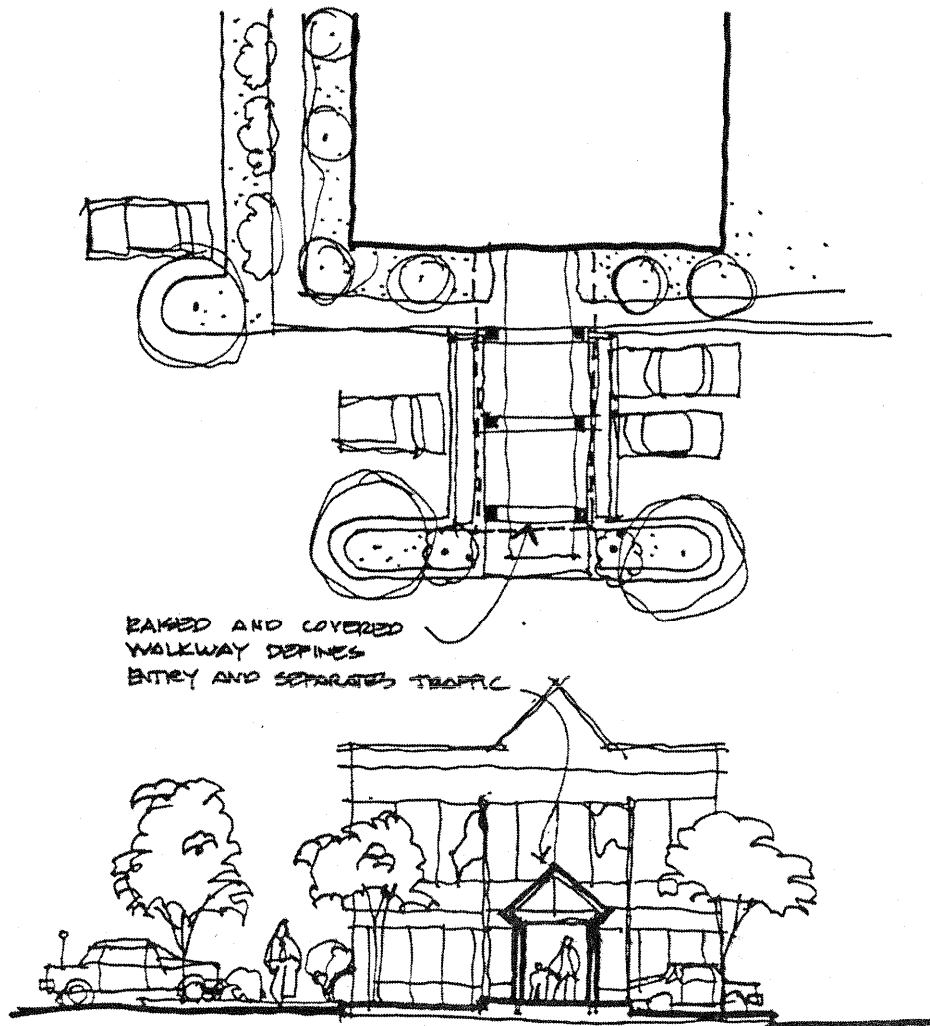
Existing natural environmental features shall be incorporated into the overall site design. Environmental standards are established within the Zoning Ordinance for protection of these features, i.e. rivers, streams, wetlands, steep slopes and bluffs.

B. Buffers

Screening and buffers for different building functions are established within the Zoning Ordinance. Screening shall be in harmony with the building form and colors. A combination of landscaping and decorative fencing or berming shall provide noise and visual barriers for adjacent residential districts. Noise levels for operations shall be per the Municipal Code, Title 1, General Code, Article 13-6 Noise.



Landscape buffers adjacent to residential properties should consist of an evergreen hedge or combination of solid fencing and landscape materials. In locating the fencing and landscape hedge, the designer shall consider the snow storage areas and encroachment of car bumpers. Berms of 2 ft. minimum height are encouraged in larger planting areas and should have a maximum slope of 3 to 1. Stone walls or granite curbing are recommended for raised planting areas, boundary areas or retaining walls.



C. Vehicular and Pedestrian Access

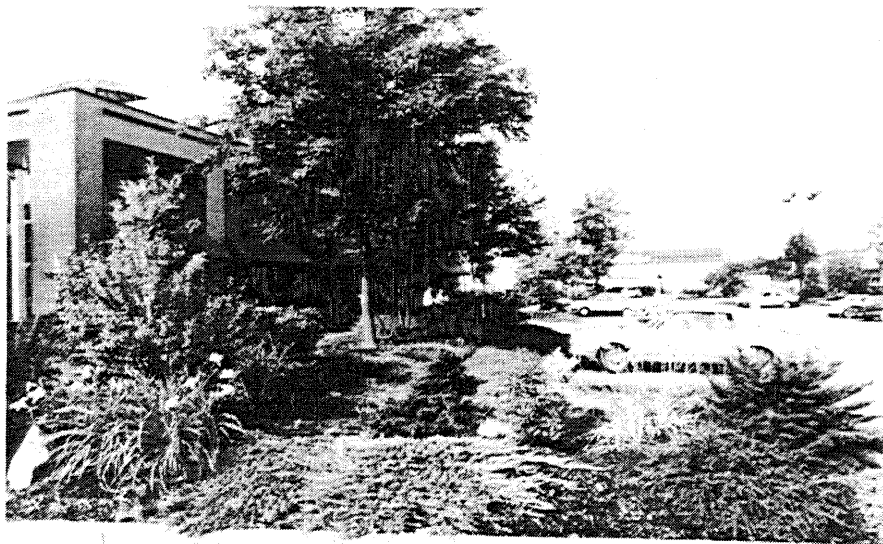
An interconnected and cohesive circulation plan is desirable for ease of on-site vehicular and pedestrian movement. Consideration should be given for slightly raised or covered walkways for connecting major parking areas to buildings. This articulation of major walkways will allow for separation between the automobile and pedestrian traffic.

D. Landscaping and Parking

Parking areas should be located to the side or rear of new buildings which will allow for a visually close relationship of the structure to the street. The building can then become a display for the occupant with windows facing both the roadway and the parking lot. The streetside landscaped area shall have a minimum number of trees based on a formula of one tree per 35 lineal feet of roadway. The location and sizing of these trees is flexible and grouping arrangements are encouraged where possible.

Landscaping will be scaled in relationship to the overall project. Buildings exceeding 10,000 sq. ft. and/or two stories in height shall require larger plantings and parking lot landscaping shall be raised and grouped around islands with a minimum 9 ft. dimension in any direction. This will allow for the maximum impact of the landscaping and provide shading and other benefits for the pedestrian.

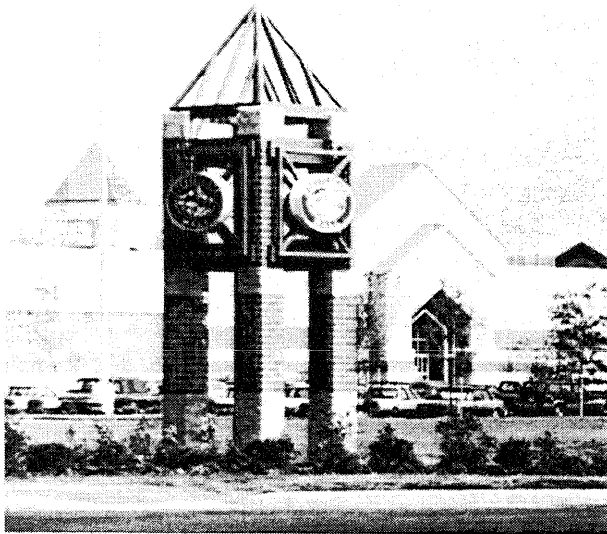
Natural surroundings which are maintained as part of the development shall be reinforced with a type of natural plant species indigenous to the area. Larger planting areas shall incorporate a lawn area for a more formal appearance within the district. Mulching shall be limited to the actual shrub and tree planting areas.



E. Signage

All free-standing signs shall be a monument type in a planter setting with uniform designs and setbacks. One square foot of planter area shall be provided for each one square foot of sign area and grouped around the base of the sign. The landscaping and planter shall not be measured as a part of the sign area requirements.

An overall identification sign shall contain the name or trademark of the business, building or building complex which it identifies. Signs containing names of individual tenants shall have a ten sq. ft. maximum individual panel size. Reader boards or variable message signs are not desirable except for time and temperature information.

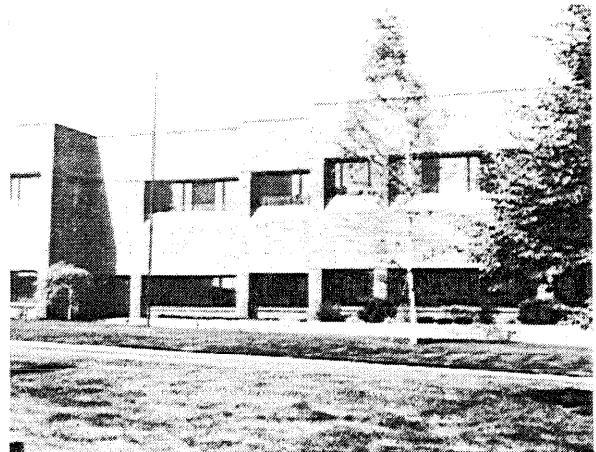
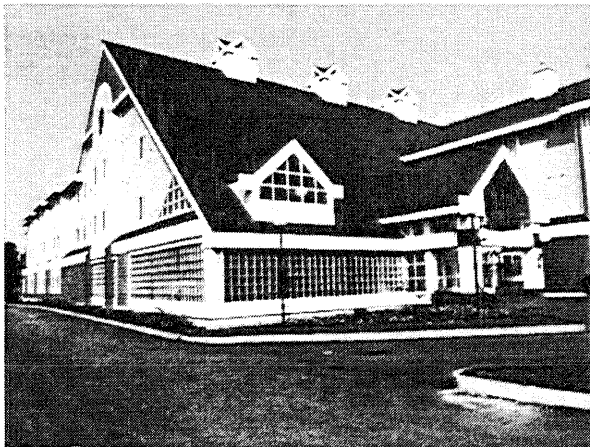
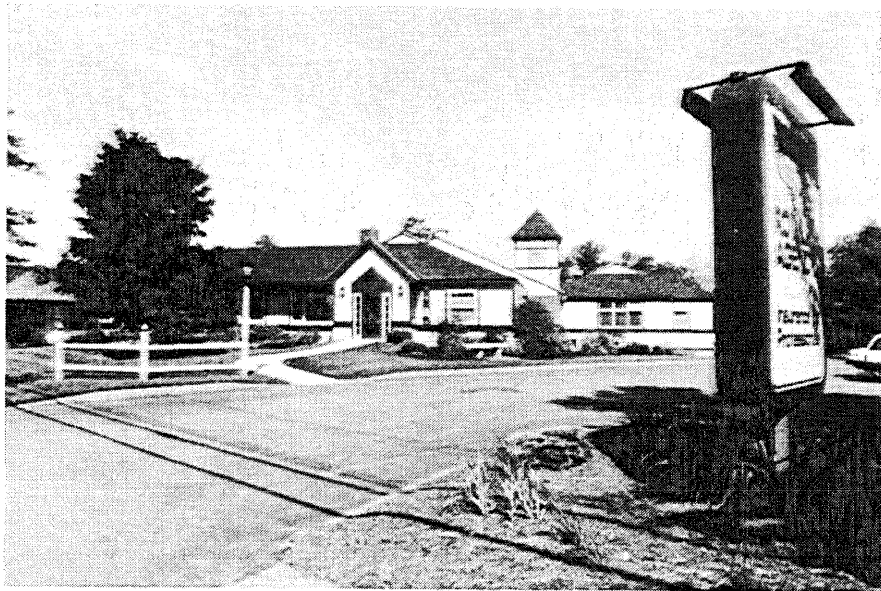


All free-standing and building sign lighting shall be from an indirect or internal source. Indirect lighting shall be from a source hidden from view and internally lit signs shall have an opaque background and translucent letters. All signage shall utilize common letter styles, sizes and colors for an overall comprehensive sign package.

F. Building Features

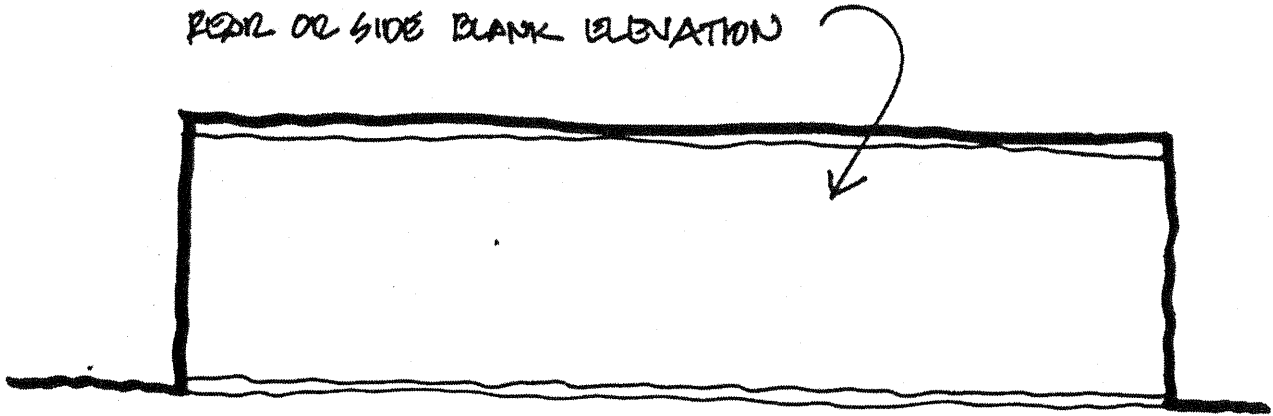
The City of Concord strives for a unique balance of urban sophistication and New England traditions. These features often include strong vertical elements such as tower forms, cupolas and steeply pitched rooflines which are reflected in existing and new construction.

Typical New England avenues and main street districts often provide inviting shopping areas because of their diverse storefronts and human scale. Smaller town crossroads and market squares are typical gathering places for outside activities. These features can be simulated with courtyards, plazas and other treatments within the Gateway District.

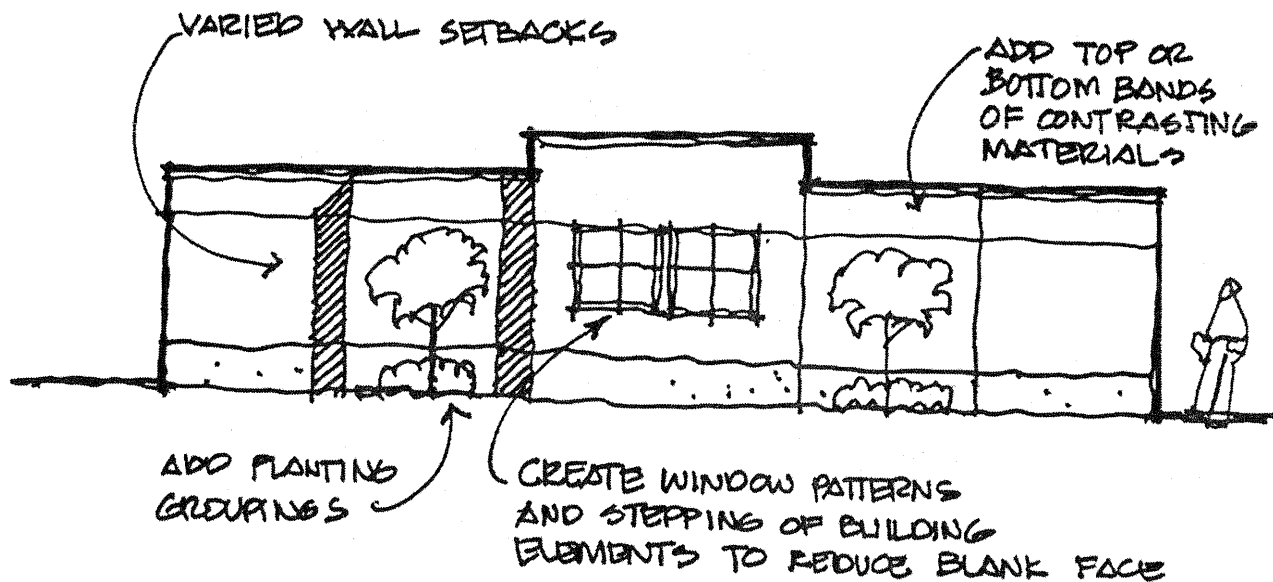


Additional architectural treatment shall be provided for blank building facades which are exposed to public view. The overall building appearance can be enhanced by varying wall setbacks, changing material colors and textures, developing interesting window patterns and using other architectural detailing.

REAR OR SIDE BLANK ELEVATION



BEFORE :



AFTER :

G. Acceptable Materials

High quality materials will make a strong statement for this special district and maintain consistency with other new developments. The selected materials should contribute to the aesthetics of the project and be durable and easy to maintain.

- Roofs
 - Steeply pitched mansard (if flat), cupolas or towers.
 - Visually screened mechanical equipment
 - Metal, copper or colored standing seam
 - Shingles, asphalt, fiberglass or fire treated wood
- Walls
 - Wood clapboards (stained, painted or vinyl)
 - Red Brick
 - Granite, marble or stone (natural or finished)
 - Fiber-reinforced stucco
- Windows
 - Butt-joint or ribbon glass
 - Multi-paned windows and groupings
 - Etched, beveled, sandblasted or stained glass
- Trim
 - Wood (painted or stained)
 - Anodized aluminum (color or natural)
 - Metal with baked-enamel finish

H. Flags

Landscaped areas and pedestrian walkways may benefit from the use of flags for added color and interest. These elements should comply with other City Ordinances for sizes, locations and types.

